

# November 2004

**Click on the desired View Agenda or View Speakers List  
for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)**

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2	3 No Planning Commission Meeting	4 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	5	6
7	8	9	10 No Planning Commission Meeting	11 No Planning Commission Meeting  County Holiday	12	13
14	15 Board of Supervisors Meeting	16	17 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	18 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	19	20
21	22	23	24 No Planning Commission Meeting	25 No Planning Commission Meeting  County Holiday	26 County Holiday	27
28	29	30				
		<p align="center"><b>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</b></p> <p align="center"><b>All Planning Commission Meetings for the month of November will begin at 8:15 pm.</b></p>				

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 4, 2004**

*Posted: 5/11/04*  
*Revised: 11/05/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S04-CW-1CP	Out-of-Turn Plan Amendment (Chesapeake Bay Language Update)	N. Kaplan	Approval Recommended (Deferred from 10/7/04)

**ITEM SCHEDULED FOR DEFERRAL**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S04-CW-T1	Out of Turn Plan Amendment (Lee District)	J. Pedak	Defer P/H to 11/18/04 (Moved from 10/21/04)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SEA 83-L-048-2	Jensen Place Partnership, LLC	L. Shulenberger	Approval Recommended
SE 2004-LE-008	Motiva Enterprises, L.L.C.; Franconia Shell, Inc.	L. Shulenberger	Approval Recommended (Moved from 10/20/04)
Public Facilities Manual Amendments – drainage divides, posting (Commissioner Frost Wilson)	handicapped signs and cash deposits	J. Leavitt	D/O Deferred to 11/18/04 (Moved from 10/21/04)
RZ 2003-LE-011 & PCA 96-L-005-3 & SEA 96-L-034-3	Foundation for Applied Technical Education	P. Braham	Approval Recommended (Moved from 9/30/04)

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
CSPA 1999-PR-060	Rocks Tysons Two LLC	P. Braham	P/H to 11/18/04
FDPA 74-4-005	McShay Homes LLC	P. Braham	P/H to 1/27/05 (Moved from 6/24/04)
S04-IV-MV2	Out of Turn Plan Amendment (Lee District)	J. Hada	P/H to 12/2/04 (Moved from 11/4/04)
FDPA 82-P-069-9-7	The Peterson Companies, L.C.	K. Crookshank	P/H to 1/12/05
SE 2004-SU-028	Sully North Investments, LC	W. Mayland	P/H to 11/17/04
AF 2004-SP-001	Mark A. Kosters	T. Swagler	P/H to 11/18/04 (Moved from 10/20/04)

# FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

Thursday, November 4, 2004

Posted: 10/20/04  
Revised: 11/5/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

## ITEM SCHEDULED FOR DECISION ONLY

### COUNTYWIDE

**S04-CW-1CP - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, as follows: To revise information, objectives, policies and recommendations addressing water quality and associated issues related to the Virginia's Chesapeake Bay Preservation Act and Chesapeake Bay Preservation Area Designation and Management Regulations which may be contained in various sections within all volumes of the 2003 edition of the Comprehensive Plan for Fairfax County, VA, consisting of the Area I, Area II, Area III and Area IV Plans and the Policy Plan, as subsequently amended. The addition of a Chesapeake Bay Supplement to the Plan will also be considered. Changes to the Comprehensive Plan map may be considered. The proposed amendment may be modified through the public hearing process. (APPROVAL RECOMMENDED)

## ITEMS SCHEDULED FOR PUBLIC HEARING

### COUNTYWIDE

**PUBLIC FACILITIES MANUAL AMENDMENTS** – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. (D/O DEFERRED TO 11/18/04)

**S04-CW-T1 – OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Plan Amendment concerns proposed modifications to the transportation network and interparcel access at the Kings Crossing area, which is located in the Penn Daw Community Business Center, at the intersection of North and South Kings Highway and Richmond Highway in the Lee and Mount Vernon Supervisor Districts (Tax Map 83-3). The area is located within the Richmond Highway Commercial Revitalization District. (P/H DEFERRED TO 11/18/04)

### LEE DISTRICT

**RZ 2003-LE-011 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION** - Appl. to rezone from R-1 and R-3 to R-3 to permit residential development at a density of 1.58 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Hampton Creek Way and Spring Village Dr. and the N. and S. sides of the Franconia-Springfield pkwy. on approx. 13.83 ac. of land. Comp. Plan Rec: institutional. Tax Map 90-1 ((1)) 62A. (Concurrent with PCA 96-L-005-3 and SEA 96-L-034-3.) (APPROVAL RECOMMENDED)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, NOVEMBER 4, 2004**

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**ITEMS SCHEDULED FOR PUBLIC HEARING (continued)**

**LEE DISTRICT**

**PCA 96-L-005-3 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION** - Appl. to amend the proffers for RZ 96-L-005 previously approved for housing for the elderly to permit deletion of land to be included in RZ 2003-LE-011. Located in the S. E. quadrant of the intersection of Hampton Creek Way and Spring Village Dr. on approx. 2.42 ac. of land zoned R-3. Comp. Plan Rec: 2-3 du/ac. Tax Map 90-1 ((1)) 62A pt. (Concurrent with SEA 96-L-034-3 and RZ 2003-LE-011.) (APPROVAL RECOMMENDED)

**SEA 96-L-034-3 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION** - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 96-L-034 previously approved for housing for the elderly to permit deletion of land to be included in RZ 2003-LE-011. Located in the S.E. quadrant of the intersection of Hampton Creek Way and Spring Village Dr. on approx. 2.42 ac. of land zoned R-3. Tax Map 90-1 ((1)) 62A pt. (Concurrent with PCA 96-L-005-3 and RZ 2003-LE-011.) (APPROVAL RECOMMENDED)

**SE 2004-LE-008 - MOTIVA ENTERPRISES, LLC (D/B/A SHELL OIL CO.); FRANCONIA SQUARE, LLC.** - Appl. under Sect. 7-607 of the Zoning Ordinance to permit improvements to an existing service station. Located at 6136 Franconia Rd. on approx. 32,088 sq. ft. of land zoned C-5 and HC. Tax Map 81-3 ((4)) 4A. (APPROVAL RECOMMENDED)

**SEA 83-L-048-02 - JENSEN PLACE PARTNERSHIP, LLC** - Appl. under Sects. 4-504 and 9-622 of the Zoning Ordinance to amend SE 83-L-048 previously approved for a service station to permit the establishment of a vehicle light service establishment and modifications and waivers in a commercial revitalization district. Located at 6626 Backlick Rd. on approx. 15,299 sq. ft. of land zoned C-5, CRD, HC and SC. Tax Map 90-2 ((1)) 17A. (APPROVAL RECOMMENDED)

**SPRINGFIELD DISTRICT**

**AF 2004-SP-001 - MARK A. KOSTERS** - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located approximately 1200 ft. W. of Clifton Rd. at the W. terminus of Fox Shadow La. and N. of Cedar Ridge Dr., on approx. 20.30 ac. of land zoned R-C and WS. (P/H DEFERRED TO 11/18/04)

**SULLY DISTRICT**

**SE 2004-SU-028 - SULLY NORTH INVESTMENTS L.C.** - Appl. under Sects. 9-616 of the Zoning Ordinance to permit a driveway for uses in an industrial district. Located at 13800 Barnsfield Rd. on approx. 2.79 ac. of land zoned R-1 and WS. Sully District. Tax Map 34-2 ((1)) 3 pt. (P/H DEFERRED to 11/18/04)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, November 4, 2004**

Posted: 11/4/04  
Revised: 11/5/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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**DECISION ONLY:**

S04-CW-1CP - OUT-OF-TURN PLAN AMENDMENT (Chesapeake Bay Language) (P/H on 10/7/04)

**DEFERALS:**

S04-CW-T1 – OUT-OF-TURN PLAN AMENDMENT (Lee & Mt. Vernon) – P/H to 11/18/04

SE 2004-SU-028 - SULLY NORTH INVESTMENTS L.C. – P/H to 11/17/04

AF 2004-SP-001 - MARK A. KOSTERS – P/H to 11/18/04

**FEATURES SHOWN:**

FS-H04-52 – Nextel, 11975 Lake Newport Road (Deadline 12/12/04)

FS-L04-63 – Fairfax County Park Authority, Lee High Park (Deadline 12/6/04)

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PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides) (Wilson)

- |   |  |
|---|--|
| 1. Fran Wallingford<br>Mantua Civic Association<br>3311 Mantua Drive<br>Fairfax, VA 22031 | 2. John Nicholas<br>3123 Barbara Lane<br>Fairfax, VA 22031 |
|---|--|

RZ 2003-LE-011 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION  
PCA 96-L-005-3 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION  
SEA 96-L-034-3 - FOUNDATION FOR APPLIED TECHNICAL EDUCATION

1. David Gai  
Springfield Youth Club  
5723 Mason Bluff Drive  
Burke, VA 22015

SE 2004-LE-008 - MOTIVA ENTERPRISES, LLC (D/B/A SHELL OIL CO.); FRANCONIA SQUARE, LLC

- |   |  |
|---|--|
| 1. Charles Stanley Jr.<br>5900 Clermont Drive<br>Alexandria, VA 22310 | 2. Ms. Somsre Gaston<br>6230 Valley View Dr.<br>Alexandria, VA 22310 |
|---|--|

SEA 83-L-048-02 - JENSEN PLACE PARTNERSHIP, LLC

# FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

**Wednesday, November 17, 2004**

*Posted: 8/23/04  
Revised: 11/18/04*

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.**

## FEATURES SHOWN

FS-S04-65	Nextel, 6001 Union Mill	W. Hagan	Concur
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## ITEMS SCHEDULED FOR DECISION ONLY

RZ 2004-PR-018	Landmark Property Development, LLC	C. Belgin	Approval Recommended (Moved from 10/21/04)
S01-CW-10CP	Out of Turn Plan Amendment (Animal Control)	A. Dorlester	Approval Recommended (Deferred from 10/21/04)

## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S04-III-UP1	Out of Turn Plan Amendment (Hunter Mill)	L. Mason	Approval Recommended
S04-IV-RH1	Out of Turn Plan Amendment (Hunter Mill)	D. James	Approval Recommended
RZ 2004-MV-019	GBI Corporation	K. Shields	Approval Recommended (Moved from 10/20/04)
RZ/FDP 2004-SU-015	National Capital Land & Development Inc.	T. Swagler	Approval Recommended (Moved from 10/14/04)
S01-CW-13CP	Out of Turn Plan Amendment (Fire & Rescue)	A. Dorlester	Approval Recommended (Deferred from 10/21/04)
S04-CW-3CP	Out of Turn Plan Amendment (Public Facilities Update)	A. Dorlester	Approval Recommended (Deferred from 10/21/04)
SE 2004-SU-028	Sully North Investments, LC	W. Mayland	Approval Recommended (Moved from 11/4/04)

## ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA/FDPA 1998-SU-009	Exxon Mobile Corporation	K. Shields	Withdrawn (Moved from 10/06/04)
PCA 84-L-020-20 & FDPA 84-L-020-2-11	Apple Federal Credit Union & Kohl's Department Stores, Inc.	L. Shulenberger	Indefinitely Deferred (Deferred from 9/23/04)
RZ/FDP 2004-PR-008	Edgemore Land LLC	L. Shulenberger	D/O Deferred to 12/9/04 (Moved from 11/18/04)

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, November 17, 2004**

Posted: 11/5/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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- 7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to receive a briefing from County staff on possible changes to the Zoning Ordinance concerning current variance uses.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISIONS ONLY**

**COUNTYWIDE**

**S01-CW-10CP - OUT-OF-TURN PLAN AMENDMENT** - To update information in the Animal Control section of the Countywide Policy Plan Element of the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22.

**PROVIDENCE DISTRICT**

**RZ 2004-PR-018 - LANDMARK PROPERTY DEVELOPMENT, LLC** - Appl. to rezone from R-1 to R-5 to permit residential development at a density of 4.66 dwelling units per acre (du/ac) and a waiver of minimum district size. Located on the E. side of Sutton Rd. approximately 900 ft. S. of its intersection with Courthouse Rd. on approx. 1.94 ac. of land. Comp. Plan Rec: Res. 4-5 du/ac. Tax Map 48-1 ((1)) 80.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTYWIDE**

**S04-CW-3CP - OUT-OF-TURN PLAN AMENDMENT** - To update existing Public Facilities Planning District Tables and District-wide Public Facilities Recommendations of the Countywide Policy Plan Element of the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment will consider editorial changes to reflect facility name changes, closings, and new construction. It will also consider removing non-County facilities from the facilities tables. The Amendment also proposes corrections of typographical, punctuation, and grammatical errors.

**S01-CW-13CP - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment proposes to update information in the Fire and Rescue section of the Public Safety component of the Countywide Policy Plan Element of the Comprehensive Plan. The Amendment will update information on the County's Fire and Rescue operations and facilities; delete obsolete operational policies; increase the recommended minimum size of new fire stations; delete outdated policies for additional apparatus; and reflect the need for a fire boat docking facility.

**HUNTER MILL DISTRICT**

**S04-III-UP1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 5.2 ac. generally located on the west side of Old Reston Ave. in the Hunter Mill



**HUNTER MILL DISTRICT**

Magisterial District, Tax Map Number 17-4 ((1)) 1. The area is within the Reston-Herndon Suburban Center, Land Unit D-7, which is planned for commercial and other uses similar to those allowed in the Reston Town Center, and recommends preservation of the historic A. Smith Bowman House. The Plan Amendment will consider allowing conversion of office use to residential use and permitting the historic house to be used as a restaurant and inn, with the possibility of reallocating unbuilt density/intensity to Reston Town Center, Land Unit D-2.

**LEE DISTRICT**

**S04-IV-RH1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 4.66 ac. generally located on the east side of Old Telegraph Rd., appx. 800 feet north of its intersection with Telegraph Rd. in the Lee Magisterial District, Tax Map Numbers 100-1 ((9)) 3, 4 and 100-2 ((1)) 1. The area is within the Rose Hill Planning District, Lehigh Community Planning Sector (RH4). The property is planned for residential use at 1-2 dwelling units per acre (du/ac) and alternative uses [residential use at 2-3 du/ac and retail and other uses up to .20 floor area ratio (FAR)] and is developed with an animal hospital. The Plan Amendment will consider providing an option to expand the animal hospital and increase residential density up to 2-3 du/ac.

**MT. VERNON DISTRICT**

**RZ 2004-MV-019 - GBI CORPORATION** - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.49 dwelling units per acre (du/ac). Located in the N.W. quadrant of Sydenstricker Rd. and the Fairfax Co. Pkwy. on approx. 7.29 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 89-3 ((1)) 20 and 21A.

**PROVIDENCE DISTRICT**

**RZ 2004-PR-008/FDP 2004-PR-008 - EDGEMOORE LAND, LLC** - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.24 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Hunter Rd. N. of its intersection with Stolen Moments Terr. on approx. 4.84 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-2 ((1)) 3.

**SULLY DISTRICT**

**RZ 2004-SU-015/FDP 2004-SU-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.** - Appls. to rezone from R-1, HD and WS to PDH-5, HD and WS to permit residential development at a density of 5.12 dwelling units per acre (du/ac) including bonus density for the provision of Affordable Dwelling Units (ADUs) and approval of the conceptual and final development plans. Located in the N.E. quadrant of the intersection of Centreville Rd. and Lowe St. on approx. 19.72 ac. of land. Comp. Plan Rec: Res. 3-4 du/ac and option, 4-5 du/ac. Tax Map 34-2 ((1)) 18; 34-4 ((1)) 4-6; 34-4 ((2)) 1-12; 34-4 ((3)) 1-4 and 6-12 and portions of Armfield St., Lowe St. and Louise Ave. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for portions of Armfield St., Lowe St. and Louise Ave. to proceed under Section 15.2-2272 (2) of the Code of Virginia.)

**SE 2004-SU-028 - SULLY NORTH INVESTMENTS L.C.** - Appl. under Sects. 9-616 of the Zoning Ordinance to permit a driveway for uses in an industrial district. Located at 13800 Barnsfield Rd. on approx. 2.79 ac. of land zoned R-1 and WS. Sully District. Tax Map 34-2 ((1)) 3 pt.



**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Wednesday, November 17, 2004**

Posted: 11/17/04  
Revised: 11/18/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**DECISIONS ONLY:**

S01-CW-10CP - OUT-OF-TURN PLAN AMENDMENT (Animal Control) (P/H on 10/6/04)

RZ 2004-PR-018 - LANDMARK PROPERTY DEVELOPMENT, LLC (P/H on 10/14/04)

**FEATURES SHOWN:**

FS-S04-65 – Nextel, 6001 Union Mill Road

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S04-CW-3CP - OUT-OF-TURN PLAN AMENDMENT (Public Facilities Update)

S01-CW-13CP - OUT-OF-TURN PLAN AMENDMENT (Fire and Rescue)

S04-III-UP1 – OUT-OF-TURN PLAN AMENDMENT (Hunter Mill)

1. Bill Keefe  
11441 Tanbark Drive  
Reston VA 20191

S04-IV-RH1 – OUT-OF-TURN PLAN AMENDMENT (Lee)

1. Robert A. Lawrence, Esquire  
Reed, Smith, Hazel, and Thomas  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

RZ 2004-MV-019 - GBI CORPORATION

RZ 2004-PR-008 - EDGEMOORE LAND, LLC  
FDP 2004-PR-008 - EDGEMOORE LAND, LLC

RZ 2004-SU-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.  
FDP 2004-SU-015 - NATIONAL CAPITAL LAND & DEVELOPMENT, INC.

- |  |   |
|--|---|
| <ol style="list-style-type: none"><li>1. Mary Lowe<br/>13770 Lowe Street<br/>Chantilly, VA 20151</li></ol> | <ol style="list-style-type: none"><li>2. Brendy Hentzes<br/>Address Unknown</li></ol> |
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SE 2004-SU-028 - SULLY NORTH INVESTMENTS L.C.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 18, 2004**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ADMINISTRATIVE ACTIONS**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
1183-SP-12-2	Senior Campus MV District Site Plan for Spring Hill	G. McLaughlin	Approved

**ITEMS SCHEDULED FOR DECISION ONLY**

Public Facilities Manual Amendments – drainage divides, posting (Commissioner Frost Wilson)	handicapped signs and cash deposits	J. Leavitt	D/O Deferred to 12/1/04 (Deferred from 11/4/04)
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**ITEMS SCHEDULED FOR PUBLIC HEARING**

SE 2004-SU-023	Rosenlal Betchar D/B/A Happyfaces Daycare	T. Swagler	Approval Recommended
2232-B04-14	Fairfax County Park Authority	L. Hush	Approved

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b>Application</b>	<b>Applicant</b>	<b>Staff</b>	<b>PC Action</b>
RZ/FDP 2004-LE-021	Landmark Property Development LLC	C. Lewis	P/H to 12/2/04
RZ/FDP 2004-PR-008	Edgemoore Land LLC	L. Shulenberger	P/H to 11/17/04 (Moved from 9/9/04)
PCA 1996-HM-044-3 & FDPA 1996-HM-044 & PCA 86-C-029-10 & FDPA 86-C-029-6 & PCA 88-C-066-5 & FDPA 88-C-066	LB Dulles Acquisition LLC	W. Mayland	P/H to 10/21/04 (Moved from 9/29/04)
RZ 2004-MV-011 & PCA 89-V-062-2 & SE 2004-MV-011	Colchester Land Company LLC	P. Braham	P/H to 12/9/04 (Moved from 9/8/04)
RZ/FDP 2002-HM-043 & SE 2002-HM-046 & PCA 79-C-037-5	L. Farnum Johnson Jr. and Jeffrey J. Fairfied Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	W. Mayland	P/H to 2/23/05 (Moved from 9/29/04)
SE 2004-SP-024	Amerada Hess Corporation	W. Mayland	P/H to 2/2/05 (Moved from 10/21/04)
RZ 2004-PR-018	Landmark Property Development, LLC	C. Belgin	D/O to 11/17/04 (Moved from 10/14/04)
CSPA 1999-PR-060	Rocks Tysons Two LLC	P. Braham	P/H to 2/3/05 (Moved from 11/4/04)
AF 2004-SP-001	Mark A. Kosters	T. Swagler	P/H to 12/9/04 (Moved from 11/04/04)
SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031	Silvio Diana	C. Lewis	P/H to 2/2/05 (Deferred from 10/7/04)
RZ 2004-MV-020	Gunston Center LLC	C. Belgin	D/O Deferred to 12/2/04
S04-CW-T1	Out of Turn Plan Amendment (Lee District)	J. Pedak	D/O Deferred to 1/12/05 (Deferred from 11/4/04)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, November 18, 2004**

Posted: 11/5/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEM SCHEDULED FOR DECISION ONLY**

**COUNTYWIDE**

**PUBLIC FACILITIES MANUAL AMENDMENTS** - The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**LEE AND MT. VERNON DISTRICTS**

**S04-CW-T1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This Plan Amendment concerns proposed modifications to the transportation network and interparcel access at the Kings Crossing area, which is located in the Penn Daw Community Business Center, at the intersection of North and South Kings Highway and Richmond Highway in the Lee and Mount Vernon Supervisor Districts (Tax Map 83-3). The area is located within the Richmond Highway Commercial Revitalization District.

**BRADDOCK DISTRICT**

**2232-B04-14 - FAIRFAX COUNTY PARK AUTHORITY** - Appl. for recreational facility and site improvements at Ossian Hall Park, located at 7900 Heritage Drive, Annandale. Tax Maps 70-2 ((1)) 4A and 7. Area I. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7<sup>th</sup> fl., Herrity Building, 12055 Government Center Pkwy., Fairfax.

**LEE DISTRICT**

**SE 2003-LE-028 - SILVIO DIANA** - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 7828, 7901, 7909, and 7915 Cinder Bed Rd. on approx 3.18 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1 pt., 2 pt., 3A pt. and 3B pt. (Concurrent with SE 2003-LE-029 and SE 2003-LE-031.)

**ITEMS SCHEDULED FOR PUBLIC HEARING (continued)**

**LEE DISTRICT (Cont.)**

**SE 2003-LE-029 - SILVIO DIANA** - Appl. under Sect. 9-616 of the Zoning Ordinance to permit a driveway on residentially-zoned land for uses in an industrial district. Located at 7909 and 7915 Cinder Bed Rd. on approx. 14,628 sq. ft. of land zoned R-1. Tax Map 99-2 ((3)) 1 pt. and 2 pt. (Concurrent with SE 2003-LE-028 and SE 2003-LE-031.)

**SE 2003-LE-031 - SILVIO DIANA** - Appl. under Sect. 5-604 of the Zoning Ordinance to permit a heavy industrial use (concrete mixing or batching plant). Located at 7828, 7901, 7909, and 7915 Cinder Bed Rd. on approx. 12.05 ac. of land zoned I-6. Tax Map 99-2 ((3)) 1 pt, 2 pt, 3A pt and 3B. (Concurrent with SE 2003-LE-028 and SE 2003-LE-029.)

**MT. VERNON DISTRICT**

**RZ 2004-MV-020 - GUNSTON CENTER LLC** - Appl. to rezone from R-1 and I-4 to I-4 to permit industrial use with an overall Floor Area Ratio (FAR) of 0.22 and a waiver of minimum lot width requirement. Located E. of Route 1, W. of Richmond, Fredericksburg and Potomac Railroad tracks and N. and S. of Furnace Rd. on approx. 14.07 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 113-3 ((1)) 40 and 41.

**SPRINGFIELD DISTRICT**

**AF 2004-SP-001 - MARK A. KOSTERS** - Appl. authorized by Chapter 115 (County Code), effective June 30, 1983. Located approximately 1200 ft. W. of Clifton Rd. at the W. terminus of Fox Shadow La. and N. of Cedar Ridge Dr., on approx. 20.30 ac. of land zoned R-C and WS.

**SULLY DISTRICT**

**SE 2004-SU-023 - ROSENLAL BETCHAR D/B/A HAPPYFACES DAYCARE** - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a child care center. Located at 13923 Braddock Rd. on approx. 21,611 sq. ft. of land zoned C-8, HC, SC and WS. Tax Map 54-4 ((1)) 48.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, November 18, 2004**

Posted: 11/18/04  
Revised: 11/19/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**ADMINISTRATIVE:**

SITE PLAN #1183-SP-12-2, SPRING HILL SENIOR CAMPUS (Mount Vernon District)

**DECISION ONLY:**

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides) (Wilson) (P/H on 11-04-04)

**DEFERRALS:**

AF 2004-SP-001 - MARK A. KOSTERS – P/H to 12/9/04

SE 2003-LE-028 - SILVIO DIANA – P/H to 2/2/05

SE 2003-LE-029 - SILVIO DIANA – " " "

SE 2003-LE-031 - SILVIO DIANA – " " "

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SE 2004-SU-023 - ROSENAL BETCHAR D/B/A HAPPYFACES DAYCARE

NO SPEAKERS

2232-B04-14 - FAIRFAX COUNTY PARK AUTHORITY (Ossian Hall Improvements)

- |   |   |
|---|---|
| 1. James Cromwell, Jr.<br>7613 Gaylord Drive<br>Annandale, VA 22003                               | 6. Cindy Rubino<br>7609 Roanoke Avenue<br>Annandale, VA 22003   |
| 2. Bo Tumasz<br>Chapel Sq. Ct. Community Assn.<br>8305 Epinard Court<br>Annandale, VA 22003       | 7. Bill Stearns<br>Adams Booster Club<br>Annandale High School<br>5218 Garner Street<br>Springfield, VA 22151 |
| 3. Richard McCormack<br>Annandale High School PTSA<br>7713 Newcastle Drive<br>Annandale, VA 22003 | 8. Rick Neave<br>Girls Varsity Softball<br>Annandale High School  |
| 4. Catherine Quigley<br>4505 Weyburn Drive<br>Annandale, VA 22003                                 | 9. Linda Lipscomb<br>7611 Roanoke Avenue<br>Annandale, VA 22003   |
| 5. James Hickey<br>5308 Nutting Drive<br>Springfield, VA 22151-1918                               |   |

RZ 2004-MV-020 - GUNSTON CENTER LLC

- |  |   |
|--|---|
| 1. Marion Kelly<br>10712 Old Colchester Road<br>Lorton, VA 22079                                   | 6. Gerald Lyons<br>10705 Old Colchester Road<br>Mason Neck, VA 22079                      |
| 2. Marilyn Hildebeidel<br>Mason Neck Citizens Association<br>10900 Harley Road<br>Lorton, VA 22079 | 7. William Schirmacher<br>South County Federation<br>9534 Third Place<br>Lorton, VA 22079 |
| 3. Nancy Sheetz<br>Harbor View HOA<br>10738 Anita Drive<br>Mason Neck, VA 22079                    | 8. James Brener<br>Harbor View Section<br>Old Colchester Road                             |
| 4. Sallie Lyons<br>10705 Old Colchester Road<br>Mason Neck, VA 22079                               | 9. Jackie Horton<br>Resident of Harbor View<br>Address Unknown                            |
| 5. Norma Mage<br>10841 Green Drive<br>Mason Neck, VA 22079   |   |

S04-CW-T1 - OUT-OF-TURN PLAN AMENDMENT (Lee/Mount Vernon)

1. Donald Hinman  
Huntington Grove II HOA  
2991 Huntington Grove Square  
Alexandria, VA 22306
2. David Paul  
Archive Group, owner of  
Kings Crossing site